

Excerpts  
Planning Commission Minutes  
October 11, 2000

**Application No. UP-562-00, Tina D. Judson:** Request for a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty salon as a home occupation within a single-family detached dwelling located at 302 Coach Hovis Drive and further identified as Assessor's Parcel No. 38-(10)-5-71. The property is zoned R20 (Medium density single-family residential) and the Comprehensive Plan designates this area for Medium Density Residential development.

Mr. Tim Cross, assisted by a brief video, presented a summary of his memorandum to the Commission dated September 28, 2000 in which the staff recommended approval through the adoption of Resolution PC00-26.

Mr. Shepperd asked if the staff had heard from the homeowners' association for Woods of Tabb development; and Mr. Cross said that he had talked with two members of that association's Board of Directors, who expressed no opposition.

A discussion ensued about hours of operation, number of clients to be served within any particular time frame, increased traffic in the neighborhood, and possible interruptions in the daily lives of the applicant's neighbors. Mr. Beil remarked that there is a home-operated beauty shop four doors from his own home and he has detected no difference in traffic, parking or neighborhood activity since it began operating. Mr. Cross said that six home beauty salons have been approved in the County in the past 10 years and none have been reported to cause problems for their neighbors.

The Chair opened the public hearing.

**Ms. Tina Judson**, 302 Coach Hovis Drive, spoke in support of her application. Ms. Judson said that she had discussed her application with her subdivision's homeowners' association and they did not oppose her intentions. She pointed out that she proposes to operate a one-chair salon and would serve one client at a time and therefore hire no employee. She indicated that she would abide by whatever conditions the Commission or Board imposed.

There were no others to speak, and the Chair closed the public hearing.

Mr. Hendricks recommended revising the operating hours to 9 AM to 7 PM. Mr. Shepperd indicated his support.

Mrs. White moved the adoption of Resolution PC00-26(R), and it was approved 6:0 (Mr. Heavner absent).

Resolution PC00-26(R)

On motion of Mrs. White, which carried 6:0, the following resolution was adopted:

**A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION  
FOR A SPECIAL USE PERMIT TO AUTHORIZE A BEAUTY SALON AS A  
HOME OCCUPATION AT 302 COACH HOVIS DRIVE**

WHEREAS, Tina D. Judson has submitted Application No. UP-562-00 requesting a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to authorize a beauty salon as a home occupation within a single-family detached dwelling on property located at 302 Coach Hovis Drive and further identified as Assessor's Parcel No. 38-(10)-5-71; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 11th day of October, 2000, that Application No. UP-562-00 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a special use permit, pursuant to Section 24.1-283(b) of the York County Zoning Ordinance, to establish a beauty salon as a home occupation within a single-family detached dwelling on property located at 302 Coach Hovis Drive and further identified as Assessor's Parcel No. 38-(10)-5-71, subject to the following conditions:

1. This use permit shall authorize the establishment of a one (1)-chair beauty salon as a home occupation within a single-family detached dwelling on property located at 302 Coach Hovis Drive and further identified as Assessor's Parcel No. 38-(10)-5-71.
2. The conduct of such home occupation shall be limited to an area within the existing home not to exceed 150 square feet.
3. The home occupation shall be conducted in accordance with the provisions of Sections 24.1-281 and 24.1-283(b) of the York County Zoning Ordinance, except as modified herein.
4. No person other than individuals residing on the premises shall be engaged on the premises in the home occupation.
5. The days and hours of operation shall be limited to three (3) days a week, Monday through Saturday, from 9:00 AM to 7:00 PM.
6. No more than one (1) customer at any one time shall be served within the applicant's home.

7. Retail sales on the premises shall be limited to incidental sales of shampoo, conditioning, and other hair care products.
8. No signs or other forms of on-premises advertisement or business identification visible from outside the home shall be permitted.
9. In accordance with the terms of the Zoning Ordinance, at least one (1) off-street parking space shall be provided on the premises to accommodate clients. This space shall be in addition to the two (2) spaces that are otherwise required for the single-family residence.
10. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.

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